



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

### **OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.

Project Name/Address:

Planner: Reilly Pittman  
425-452-4350  
[rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### **Minimum Comment Period:**

Materials included in this Notice:

Blue Bulletin  
Checklist  
Vicinity Map  
Plans  
Other:

#### **OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
State Department of Ecology, Shoreline Planner N.W. Region  
Army Corps of Engineers  
Attorney General  
Muckleshoot Indian Tribe



# SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Background

1. Name of proposed project, if applicable \_\_\_\_\_
2. Name of applicant \_\_\_\_\_
3. Contact person \_\_\_\_\_ Phone \_\_\_\_\_
4. Contact person address \_\_\_\_\_
5. Date this checklist was prepared \_\_\_\_\_
6. Agency requesting the checklist \_\_\_\_\_

7. Proposed timing or schedule (including phasing, if applicable)

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

11. List any government approvals or permits that will be needed for your proposal, if known.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**Proposed storage structure exceeds 4,000 gross square feet exemption**

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

## Environmental Elements

### Earth

1. General description of the site:
  - ☐ Flat
  - ☐ Rolling
  - ☐ Hilly
  - ☐ Steep Slopes
  - ☐ Mountainous
  - ☐ Other \_\_\_\_\_
2. What is the steepest slope on the site (approximate percent slope)? \_\_\_\_\_



3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? \_\_\_\_\_

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

## Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

## Water

### 1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

- e. Does the proposal lie within a 100-year floodplain? \_\_\_\_\_  
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

## Plants

1. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- ☐ evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- ☐ water plants: water lily eelgrass, milfoil, other \_\_\_\_\_
- ☐ other types of vegetation \_\_\_\_\_

2. What kind and amount of vegetation will be removed or altered?

3. List any threatened and endangered species known to be on or near the site.

None known on or adjacent to the site

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

5. List all noxious weeds and invasive species known to be on or near the site.

## Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, ☐other \_\_\_\_\_

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other \_\_\_\_\_

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other \_\_\_\_\_

2. List any threatened and endangered species known to be on or near the site.

None on the site. Bald eagles use all areas of Lake Washington for foraging. Adult and juvenile chinook and coho salmon (listed as Threatened and Species of Concern under the Federal Endangered Species Act, respectively) and steelhead (proposed Threatened) migrate through Lake Washington. Lake Washington also contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

3. Is the site part of a migration route? If so, explain.

4. Proposed measures to preserve or enhance wildlife, if any.

5. List any invasive animal species known to be on or near the site.

### Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.



## Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

- a. Describe any known or possible contamination at the site from present or past uses.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- d. Describe special emergency services that might be required.

- e. Proposed measures to reduce or control environmental health hazards, if any.

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

- c. Proposed measures to reduce or control noise impacts, if any.

## Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

3. Describe any structures on the site.

4. Will any structures be demolished? If so, what?

5. What is the current zoning classification of the site? \_\_\_\_\_

6. What is the current comprehensive plan designation of the site? \_\_\_\_\_

7. If applicable, what is the current shoreline master program designation of the site?

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

9. Approximately how many people would reside or work in the completed project? \_\_\_\_\_

10. Approximately how many people would the completed project displace? \_\_\_\_\_

11. Proposed measures to avoid or reduce displacement impacts, if any.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

## Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

3. Proposed measures to reduce or control housing impacts, if any.

## Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

2. What views in the immediate vicinity would be altered or obstructed?

3. Proposed measures to reduce or control aesthetic impacts, if any

### Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

2. Could light or glare from the finished project be a safety hazard or interfere with views?

3. What existing off-site sources of light or glare may affect your proposal?

4. Proposed measures to reduce or control light and glare impacts, if any.

### Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

2. Would the proposed project displace any existing recreational uses? If so, describe.

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

## Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).



5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

8. Proposed measures to reduce or control transportation impacts, if any.

## Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

2. Proposed measures to reduce or control direct impacts on public services, if any.

## Utilities


1. Check the utilities currently available at the site:

- ☐ Electricity
- ☐ natural gas
- ☐ water
- ☐ refuse service
- ☐ telephone
- ☐ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

## Signature

*The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.*

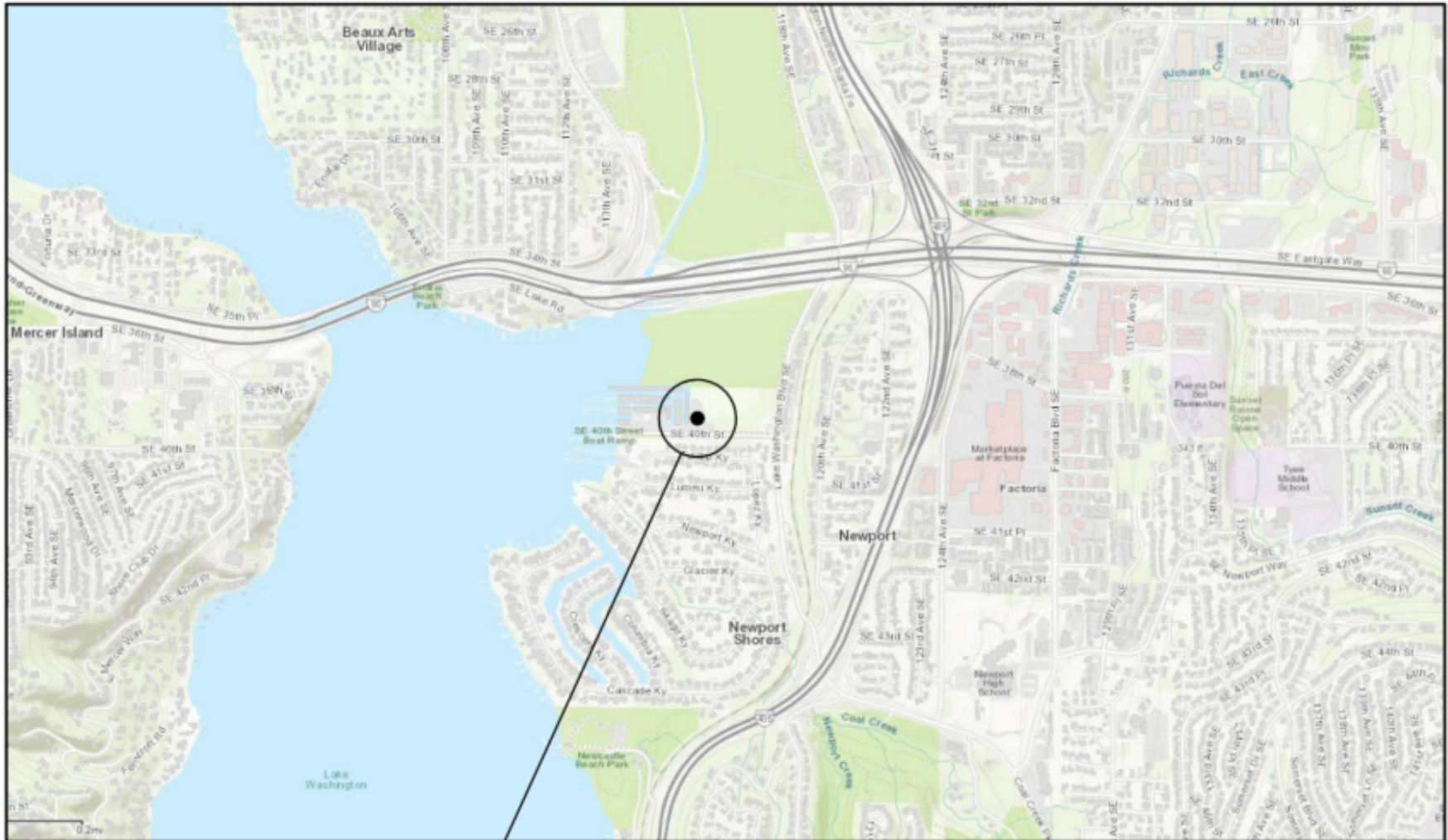
Signature  Digitally signed by Michael Conover  
Date: 2020.07.27 21:52:17 -07'00

Name of signee Michael Conover

Position and Agency/Organization Owner's Agent / Krannitz Kent Architects

Date Submitted 7/27/2020

# VICINITY MAP



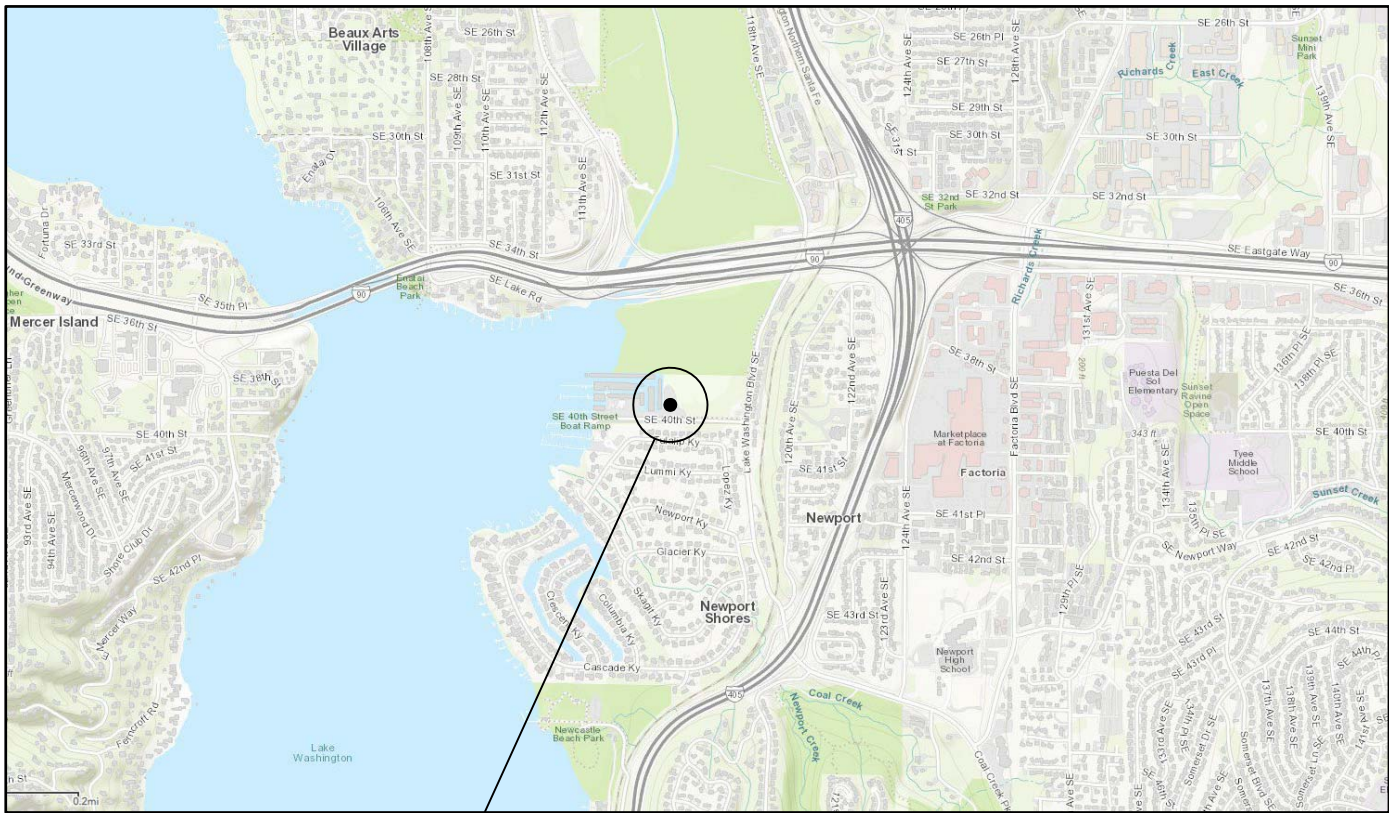
**PROJECT LOCATION**  
**3911 LAKE WASHINGTON BLVD SE**





SEATTLE BOAT  
LOT 6 (EAST PARCEL)  
SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT SUBMITTAL SET - 07/27/2020

VICINITY MAP



PROJECT LOCATION  
3911 LAKE WASHINGTON BLVD SE



GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE INCLUDING DIMENSIONS AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN CONFORMANCE WITH THE 2015 IRC AND THE BELLEVUE CITY CODE AS REQUIRED.
- THE CONTRACTOR SHALL BE GOVERNED BY ALL CONDITIONS AS INDICATED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- IF THE CONTRACTOR IS AWARE OF ANY DISCREPANCY BETWEEN THE WORK AS SHOWN AND REQUIREMENTS OF CODES AND GOVERNING AGENCIES, NOTIFY THE ARCHITECT AND AWAIT HIS DIRECTION.
- ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2015 INTERNATIONAL ELECTRICAL CODE (2015 IEC).
- MECHANICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2015 INTERNATIONAL MECHANICAL CODE (2015 IMC).
- THE CONTRACTOR SHALL KEEP AREAS UNDER CONSTRUCTION SECURE AND CLEAR OF DIRT AND DEBRIS, AND SHALL PROVIDE PROTECTION FOR ALL OTHER AREAS NOT UNDER CONSTRUCTION.
- THE CONTRACTOR SHALL SCHEDULE WORK, AS MUCH AS POSSIBLE, TO AVOID INCONVENIENCES OF EXISTING NEIGHBORHOOD PROPERTY.
- DIMENSIONS ON DRAWINGS ARE TAKEN TO FACE OF MASONRY AND/OR CONCRETE WALLS, TO FACE OF STUD PARTITIONS, PLEASE REFER TO PLANS.
- REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BARRICADING AND BRACING NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING, AND THE HEALTH AND SAFETY OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY FACILITIES AS REQUIRED BY CODE.
- THE CONTRACTOR SHALL COORDINATE SECURING OF REQUIRED PERMITS AND APPROVALS WITH OWNER.
- CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS.
- ALL CHANGES IN PLANS AND FIELD MODIFICATIONS SHALL BE APPROVED BY THE LOCAL JURISDICTION. THE ARCHITECT SHALL PREPARE DRAWINGS AS REQUIRED FOR APPROVAL.
- THE CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS FOR ALL FIXTURES AND EQUIPMENT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ALL BLOCKING AS REQUIRED FOR HANGING OR BACKING OF CABINETRY.
- ALL EXTERIOR WALLS TO BE 2x6, UNLESS OTHERWISE NOTED.
- NO WORK TO START UNTIL APPROVED PLANS ARE OBTAINED FROM BUILDING DEPARTMENT.
- ALL WORK TO CONFORM TO NATIONAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
- NO DEVIATIONS FROM OR CHANGES TO THE STRUCTURAL SYSTEM SHALL BE MADE WITHOUT APPROVAL OF ARCHITECT AND ENGINEER.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS RULE.

PARKING

PREVIOUSLY APPROVED (UNDER PERMIT 08-113040BB SEATTLE BOAT):  
GRADE LEVEL PARKING AT A 1:1 RATIO  
PARKING: 61  
BOAT STORAGE: 61

PARKING RATIOS (PROPOSED):  
DRY RACKS 1 STALL : 3 DRY STACK MOORAGE STALLS  
(DETERMINED FOR WESTERN PARCEL FOR BOAT RACK STORAGE BY  
PARKING STUDY APPROVED UNDER SHORELINE PERMITS 07-111073-WA,  
07-111070-WG, 07111074-LO, 07-138874-L5)

BOAT STORAGE SPOTS (PROPOSED):  
EXTERIOR RACK SPACES: 48  
INTERIOR STORAGE FOR BOATS FOR SALE: 27  
TOTAL EAST PARCEL: 75

REQUIRED PARKING:  
75 DRY STACK MOORAGE / 3 = 25 PARKING STALLS  
TOTAL PARKING STALLS REQUIRED = 25 PARKING STALLS

PARKING EAST PARCEL (PROPOSED):  
29 PARKING STALLS  
9 VALET PARKING SPOTS  
38 TOTAL

PARKING WEST PARCEL (EXISTING):  
42 PARKING STALLS (INCLUDES 5 COMPACT + 3 ADA)  
18 VALET PARKING SPOTS  
60 TOTAL

LANDSCAPE

LANDSCAPE REQUIREMENTS:  
PREVIOUS:  
UNDER THE PREVIOUS SHORELINE PERMITS, THE EAST PARCEL WAS REQUIRED TO HAVE LANDSCAPE TREATMENTS OF UP TO 20 FEET OF FRONTAGE LANDSCAPING, INTERIOR PARKING LOT LANDSCAPING, AND APPROXIMATELY 30,000 SF OF WETLAND BUFFER RESTORATION

CURRENT REQUIREMENT:  
SEPARATION LANDSCAPING AT NEW OR EXPANDED PRIVATE MARINAS LOCATED ON A SITE ABUTTING RESIDENTIAL LAND USE DISTRICTS SHALL PROVIDE A DENSE LANDSCAPED BUFFER, AT LEAST 20 FEET IN WIDTH, AND INCLUDING AT LEAST 50 PERCENT NATIVE SPECIES ALONG THE ENTIRE STREET FRONTAGE ABUTTING THE RESIDENTIAL DISTRICT. (BLUC 20.25E.070.C.3.a.i)  
= 20'-0" FRONT YARD SEPARATION LANDSCAPING

PARKING LOT LANDSCAPING AT A RATIO OF 17.5 SF PER PARKING STALL (FOR LOT 6 PARKING AREA HAVING LESS THAN 50 STALLS)  
= 17.5 SF x 28 STALLS = 507.5 SF TYPE V OR BETTER PARKING LOT LANDSCAPING

PROPOSED:  
NO CHANGE TO WETLAND BUFFER LANDSCAPING AND NO WORK DONE IN WETLAND BUFFER OR STRUCTURE SETBACK OTHER THAN REMOVAL OF SOME IMPERVIOUS SURFACE FOR NO NET INCREASE WITHIN THE STRUCTURE SETBACK. AREA REMOVED TO BE INCLUDED IN PARKING LOT LANDSCAPING OUTSIDE OF 20'-0" FRONT YARD SETBACK (SEE BELOW)

SEPARATION LANDSCAPING TO BE PROVIDED IN ALL GREENSCAPE AREA WITHIN 20'-0" OF THE PROPERTY LINE  
= 3,437.5 SF (OUTSIDE OF DRIVEWAY APPROACH AND SE 40TH ST SIDEWALK)

PARKING AREA / PERIMETER PLANTING (TYPE V OR BETTER; > 4' WIDE; 100 SF MIN)  
= 6,526 SF (NOT INCLUDING FRONT YARD OR WETLAND LANDSCAPING)

FRONT YARD GREENSCAPE:  
20'-0" FRONT YARD AREA: 5,079 SF

MINIMUM REQUIRED:  
50% OF 5,079 SF = 2,539.5 SF

PROPOSED:  
3,437.5 SF AREA (OUTSIDE OF DRIVEWAY APPROACH AND SE 40TH ST SIDEWALK)  
= 67.7% OF FRONT YARD AREA > 50% REQUIRED

PROJECT DATA

SCOPE OF WORK:  
REDEVELOP EXISTING PAVED PARKING / BOAT STORAGE LOT TO 3 EXTERIOR BOAT STORAGE RACKS, A BOAT STORAGE WAREHOUSE, AND ASSOCIATED PARKING

PROJECT ADDRESS: 3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA 98006

ZONE: R2.5 - SINGLE FAMILY RESIDENTIAL

SHORELINE ENVIRONMENT: RB - RECREATIONAL BOATING

CONSTRUCTION TYPE: VB

SEISMIC ZONE: 3

NUMBER OF STORIES: 1

SETBACKS:  
10'-0" ON ALL SIDES PER PREVIOUS SHORELINE PERMITS  
20'-0" STRUCTURE SETBACK FROM EDGE OF WETLAND BUFFER ON EAST SIDE  
50'-0" WETLAND BUFFER DETERMINED FROM MERCER MARINE SHORT PLAT 08-112659B LF  
- SEE SURVEY & SITE PLAN  
25'-0" SHORELINE SETBACK FROM OHWM PER BLUC 20.25E.050 IN RB SHORELINE ENVIRONMENT  
DOES NOT APPLY TO THIS PARCEL AS ALL PROPERTY LINES ARE FURTHER THAN 50'-0" FROM OHWM

BUILDING HEIGHT (BLUC 20.25E.050.A):  
ALLOWABLE BUILDING HEIGHT: 35'-0"  
PROPOSED BUILDING HEIGHT: 35'-0"

LOT AREA:  
TOTAL:  
59,312 SF (1.36 ACRES) - LOT 6 SHORT PLAT - SEE SITE PLAN & SURVEY  
LESS WETLAND & BUFFER FOR SOME CALC'S:  
38,498 SF (0.88 ACRES) - SEE SITE PLAN & SURVEY

OCCUPANCY:  
BOAT STORAGE RACKS: 9-2 (COVERED) 2,046 GROSS SF  
BUILDING:  
GROUP 5-1 BOAT STORAGE (INDOORS): 8,344 GROSS S.F. / 200 SF = 42 OCCUPANTS  
TOTAL INDOOR: 8,344 SF 42 OCCUPANTS

ALLOWABLE BUILDING SIZE:  
S-1 PER TABLES 504.4 & 506.2:  
ALLOWS 1 STORY ABOVE GRADE PLANE, 9,000 SF IF UNSPRINKLERED  
IF FIRE SPRINKLER INSTALLED, CAN INCREASE TO 2 STORIES ABOVE GRADE PLANE AND 27,000 SF

BUILDING AREA: SEE SITE PLAN FOR BUILDING AND RACK LOCATIONS  
BUILDING: 8,344 GROSS SF  
BOAT RACK 'A' OPEN = 725 GROSS SF  
BOAT RACK 'B' OPEN = 612 GROSS SF  
BOAT RACK 'C' OPEN = 612 GROSS SF

FLOOR-AREA RATIO:  
ALLOWED (PER BLUC 20.20.010):  
50% OF 38,498 SF PARCEL (LESS WETLAND & BUFFER) = 19,249 SF

PROPOSED:  
GROSS FLOOR AREA = 8,344 GROSS SF  
= 21.7% OF 38,498 SF PARCEL (LESS WETLAND & BUFFER)

LOT COVERAGE BY STRUCTURES:  
ALLOWED (PER BLUC 20.20.010):  
35% OF 38,498 SF PARCEL (LESS WETLAND & BUFFER) = 13,474 SF

PROPOSED:  
BUILDING (INCL ROOF) = 9,708 SF  
RACK 'A' = 725 SF  
RACK 'B' = 612 SF  
RACK 'C' = 612 SF  
TOTAL STRUCTURES = 11,657 SF  
= 30.3% OF 38,498 SF PARCEL (LESS WETLAND & BUFFER)

IMPERVIOUS SURFACE COVERAGE:  
ALLOWED:  
PER BLUC 20.20.460.F: IMPERVIOUS SURFACES LEGALLY ESTABLISHED ON A SITE PRIOR TO DECEMBER 31, 2016, AND WHICH EXCEED THE LIMITS SET FORTH IN LUC 20.20.010 AND CHAPTER 20.25 LUC SHALL NOT BE CONSIDERED NONCONFORMING ... WHERE A SITE ALREADY EXCEEDS THE ALLOWED AMOUNT OF IMPERVIOUS SURFACE, ADDITIONAL IMPERVIOUS SURFACE SHALL NOT BE APPROVED UNLESS AN EQUAL AMOUNT OF EXISTING IMPERVIOUS SURFACE IS REMOVED SUCH THAT THE NET AMOUNT OF IMPERVIOUS SURFACE IS UNCHANGED.

ALLOWED PER BLUC 20.20.010 TABLE:  
45% OF 59,312 SF = 26,690 SF

ALLOWED PER BLUC 20.25E.050 TABLE:  
RECREATIONAL BOATING = 65%

EXISTING:  
PAVED PARKING LOT = 28,628.5 SF  
SIDEWALK AT SE 40TH ST = 1,014.5 SF  
TOTAL = 29,643 SF  
= 50% OF 59,312 SF PARCEL

EXISTING IMPERVIOUS SURFACE GOVERNS AS 29,643 SF > 26,690 SF

PROPOSED:  
BUILDING (INCL ROOF) = 9,708 SF  
PARKING LOT = 18,479.5 SF  
SIDEWALK AT SE 40TH ST = 1,014.5 SF  
TOTAL = 29,202 SF  
= 49.2% (LESS THAN EXISTING SF)

HARD SURFACE COVERAGE:  
ALLOWED:  
75% OF 59,312 SF PARCEL = 44,484 SF

PROPOSED:  
BUILDING (INCL ROOF) = 9,708 SF  
PARKING LOT = 18,479.5 SF  
SIDEWALK AT SE 40TH ST = 1,014.5 SF  
TOTAL = 29,202 SF  
= 49.2% (LESS THAN 75%)

LEGAL DESCRIPTION / TAX NO.

PARCEL / TAX NUMBER: 092406-9269  
LEGAL DESCRIPTION: LOT 6, CITY OF BELLEVUE SHORT PLAT NUMBER 08-112659B LF, RECORDED UNDER RECORDING NUMBER 20111223900010, IN KING COUNTY, WASHINGTON.  
PROJECT ADDRESS: 3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA 98006

FEMA

THE PROJECT SITE IS LOCATED IN ZONE "X" (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP #5303SC0668F, EFFECTIVE DATE: MAY 16, 1995. (ZONE "X" (UNSHADED): AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.)

EXISTING PERMIT FILE NUMBERS

PREVIOUS SHORELINE PERMITS : 07-111073-WA, 07-111077-WG, 07-111074-LO, and 07-138874-L5  
PREVIOUS BUILDING PERMIT : 08-113040-BB  
PRE-DEVELOPMENT : 15-123550-DC & 15-107667-DC

APPLICABLE CODES

ALL WORK TO COMPLY WITH CODES ADOPTED BY THE CITY OF BELLEVUE, WASHINGTON AS OF JULY 1, 2016 (WITH AMENDMENTS SPECIFIC TO THE CITY OF BELLEVUE, WASHINGTON AS APPLICABLE):

2015 INTERNATIONAL BUILDING CODE (2015 IBC)  
2015 WASHINGTON STATE ENERGY CODE (2015 WSEC)  
2015 INTERNATIONAL MECHANICAL CODE (2015 IMC)  
2015 INTERNATIONAL FIRE CODE (2015 IFC)  
2014 WASHINGTON CITIES ELECTRICAL CODE, PART 1 & PART 3 (2014 WCEC)  
2017 NATIONAL ELECTRIC CODE (2017 NEC)  
2015 UNIFORM PLUMBING CODE (2015 UPC)  
BELLEVUE CITY CODE, TITLE 20 - LAND USE CODE (BLUC)

PROJECT TEAM

OWNER	SEATTLE BOAT COMPANY (SEATTLE MARINE MANAGMENT) ATTN: ALAN BOHLING, MANAGER 3911 LAKE WASHINGTON BLVD SE BELLEVUE, WA 98006	TEL. 425.641.2090 EXT 3100 EMAIL. alan@seattleboat.com
ARCHITECT	KRANNITZ KENT ARCHITECTS ATTN: MICHAEL CONOVER 765 NE NORTHLAKE WAY SEATTLE, WA 98105	TEL. 206.547.8233 EMAIL. michael@krannitzkent.com
CONTRACTOR	FOUSHEE ATTN: MATT BUCHANAN 3260 118TH AVE SE, SUITE 100EMAIL. BELLEVUE, WA 98005	TEL. 425.957.2126 EMAIL. mbuchanan@foushee.com

DRAWING SHEET INDEX

ARCHITECTURAL

T0.0	TITLE SHEET
T0.1	SURVEY
A0.0	FULL DEVELOPMENT SITE PLAN
A0.1	PREVIOUS PERMIT SITE PLAN (EAST PARCEL)
A0.2	PROPOSED SITE PLAN (EAST PARCEL)
A4.0	PROPOSED ELEVATIONS



SEATTLE BOAT  
LOT 6 (EAST PARCEL)  
3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA

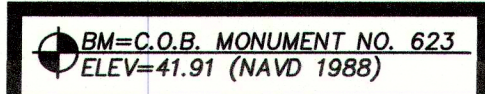
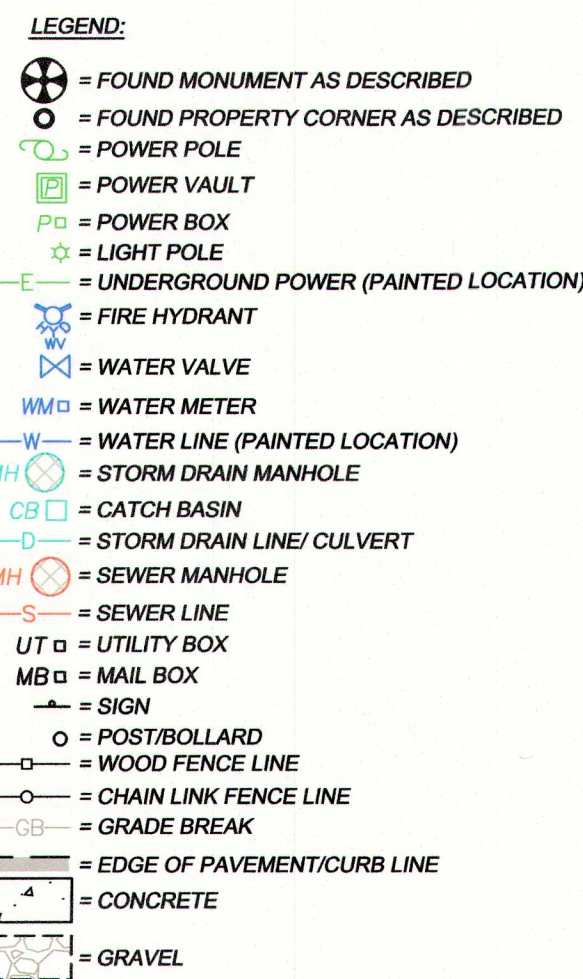

SHORELINE PERMIT			7/27/2020
Number	Date	By	Description of Revisions

Sheet Title
TITLE SHEET

Scale	AS NOTED		
Designed	KKA	Drawn	KKA
Date	7/27/2020	Checked	KKA
Approved	Job Number		

Sheet Number





1. BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
2. ELEVATION DATUM IS N.A.V.D. 1988 BASED ON CITY OF BELLEVUE BENCHMARK 623.
3. FIELD WORK WAS DONE IN JULY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.
4. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR SITE DESIGN.
5. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 1.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL ( $\pm 1.0$  FEET). ADDITIONAL HALF FOOT CONTOURS ARE SHOWN IN SELECT FLAT AREAS FOR RELATIVE REFERENCE.
6. PROPERTY LINES SHOWN ARE BASED ON A FIELD SURVEY.
7. THE EXTERIOR BOUNDARY, WETLAND, AND ASSOCIATED BUFFER ARE BASED ON BELLEVUE SHORT PLAT NO. 08-112598 LF AS RECORDED UNDER RECORDING NUMBER 20111223900010.
8. THE LEGAL DESCRIPTION AND ENCUMBRANCES SHOWN HEREON ARE TAKEN FROM CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 201977-SC, DATED JUNE 4, 2020 AT 12:00 AM.
9. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC, AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.

**Call Before You Dig**  
**811 OR 1-800-424-5555**


LOT 6, CITY OF BELLEVUE SHORT PLAT NUMBER 08-1125598 LF, RECORDED  
UNDER RECORDING NUMBER 20111223900010, IN KING COUNTY, WASHINGTON

## REVISIONS

# BOUNDARY & TOPOGRAPHY SURVEY

**SEATTLE BOAT COMPANY  
NEWPORT SHORES  
SE1/4 SE1/4 SEC. 8, SW14 SW14 SEC. 9  
T. 24 NORTH, R. 5 EAST, W.M.  
BELLEVUE WASHINGTON**

**ENGINEERS - SURVEYORS**  
**EASTSIDE CONSULTANTS, INC.**  
1320 N.W. MALL ST., SUITE B

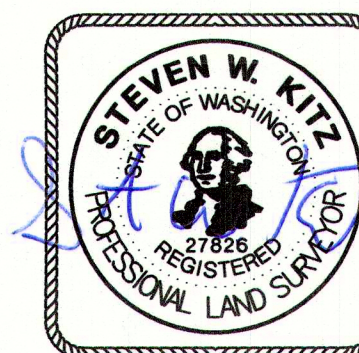
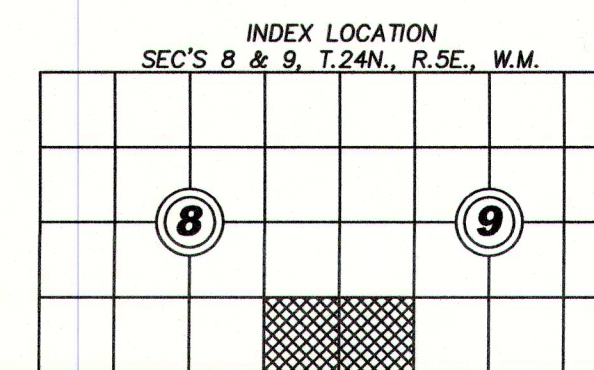


**JOB NO. 20086**

<b>JOB NO. 20086</b>
<b>DATE 7/2020</b>
<b>SCALE 1"=20'</b>
<b>DESIGNED S.K.</b>
<b>DRAWN S.K.</b>
<b>CHECKED R.B.</b>
<b>APPROVED .</b>

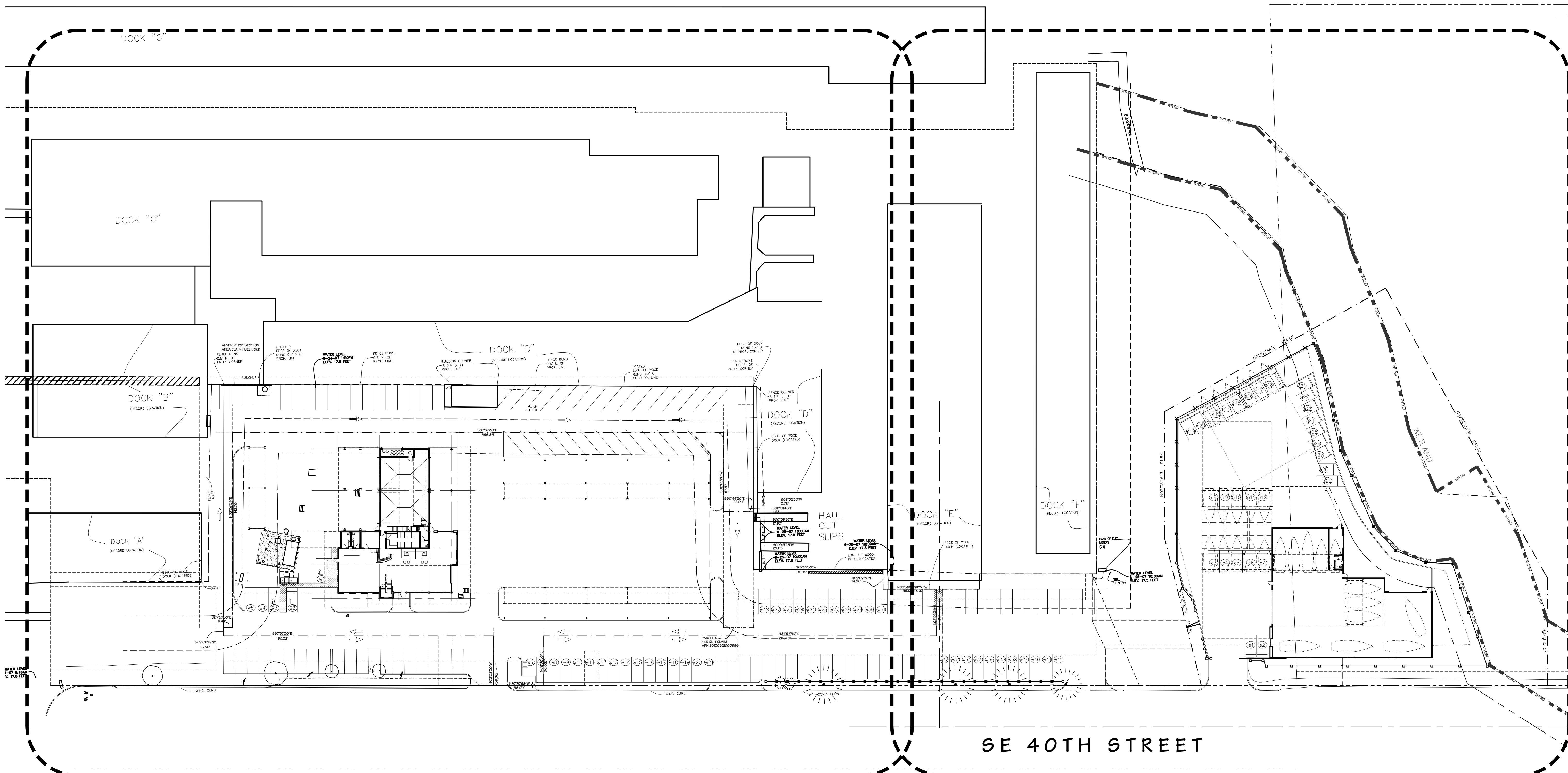
**SHEET 1 OF 1**

# T0.1



7/14/2020





**OVERALL FACILITY SITE PLAN**  
SCALE: NTS

KRANNITZ KENT  
ARCHITECTS

765 N.E. Northlake Way  
Seattle, WA 98105  
(206) 547-8233  
www.krannitzkent.com



**SEATTLE BOAT  
LOT 6 (EAST PARCEL)**  
3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA

SHORELINE PERMIT		7/27/2020
Number	Date	By

Sheet Title	
OVERALL FACILITY SITE PLAN	

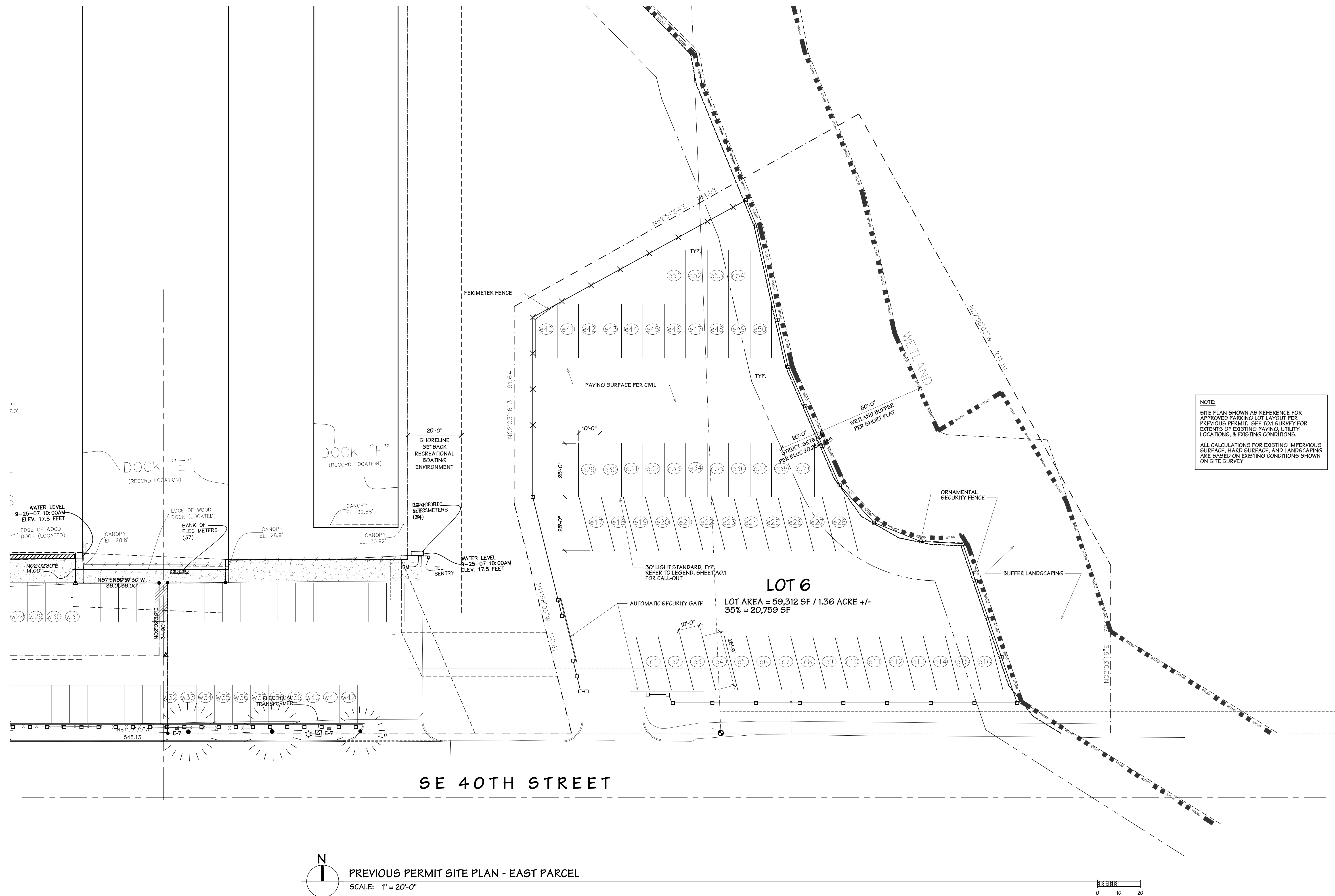
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Designed	KKA	Drawn KKA
Date	7/27/2020	Checked KKA
Approved		Job Number

Sheet Number
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SHORELINE PERMIT			7/27/2020
Number	Date	By	Description of Revisions

Scale	AS NOTED		
Designed	KKA	Drawn	KKA
Date	7/27/2020	Checked	KKA
Approved	Job Number		

## A0.1



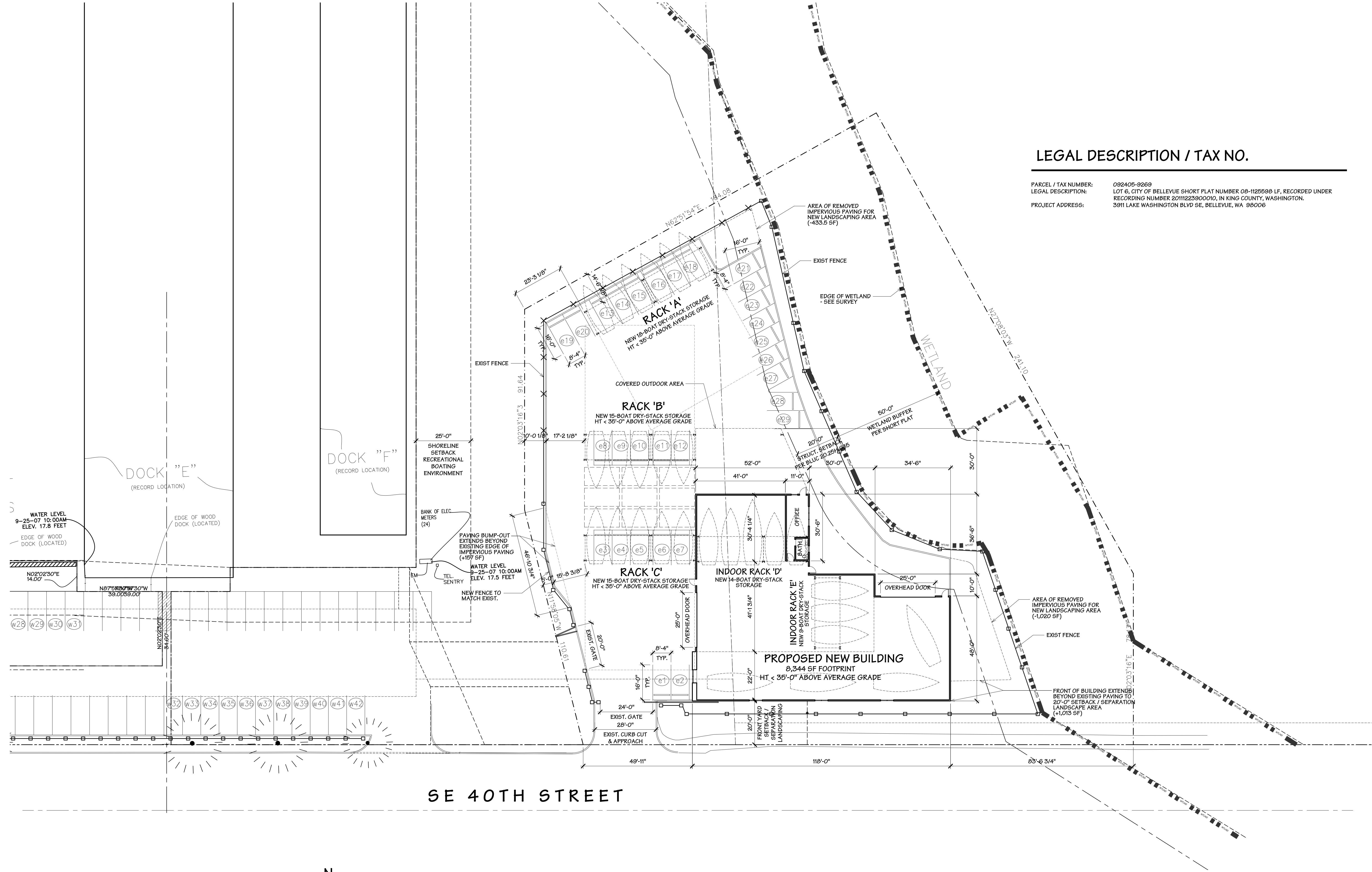




LEGAL DESCRIPTION / TAX NO.

PARCEL / TAX NUMBER: 092405-9269  
LEGAL DESCRIPTION: LOT 6, CITY OF BELLEVUE SHORT PLAT NUMBER 08-1125598 LF, RECORDED UNDER RECORDING NUMBER 20111223800010, IN KING COUNTY, WASHINGTON.  
PROJECT ADDRESS: 3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA 98006

SEATTLE BOAT  
LOT 6 (EAST PARCEL)  
3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA



**PROPOSED SITE PLAN - EAST PARCEL**  
SCALE: 1" = 20'-0"

SHORELINE PERMIT				7/27/2020
Number	Date	By	Description of Revisions	

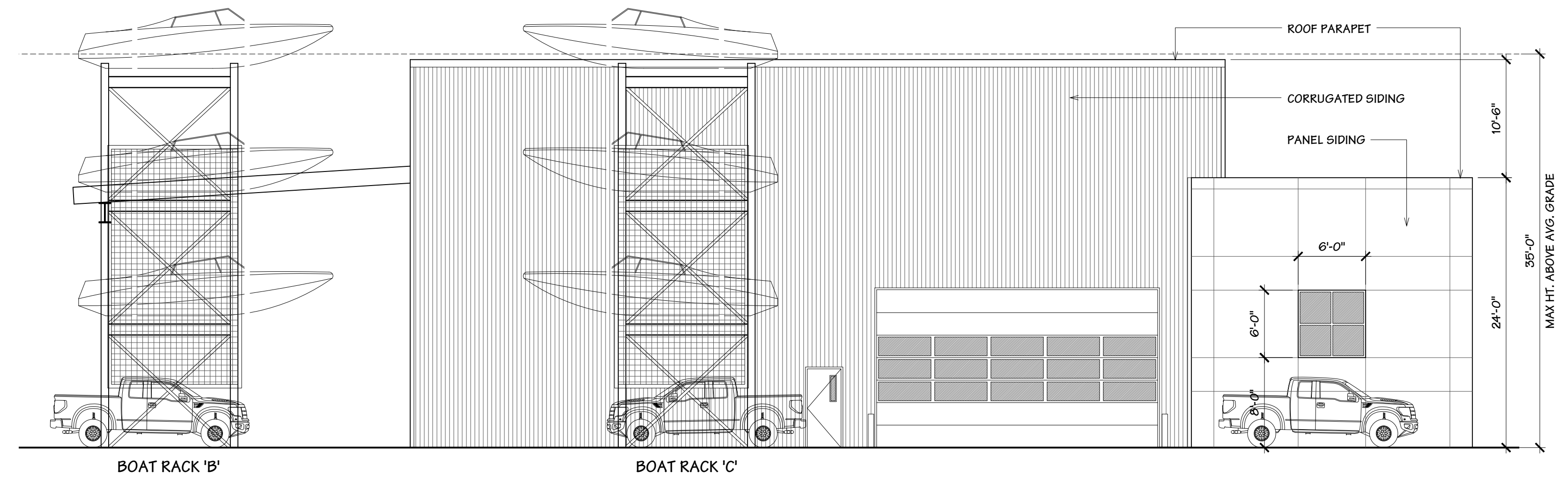
Sheet Title  
**PROPOSED SITE PLAN  
- EAST PARCEL**

Scale	AS NOTED			
Designed	KKA	Drawn	KKA	
Date	7/27/2020	Checked	KKA	
Approved		Job Number		

Sheet Number

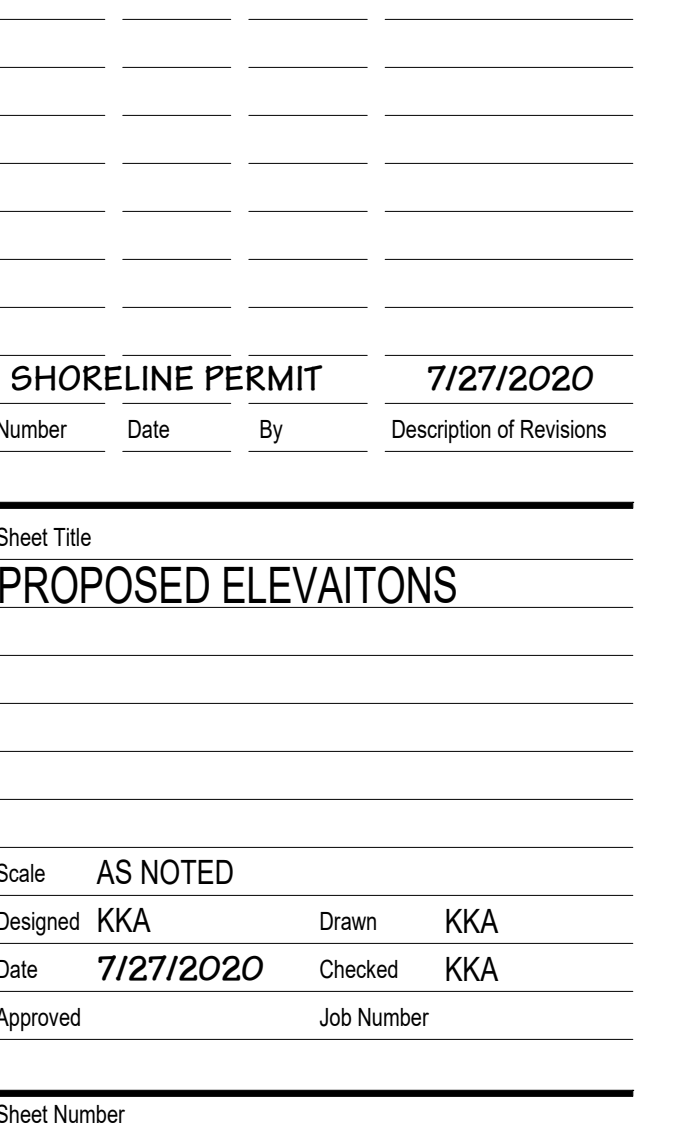


SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"